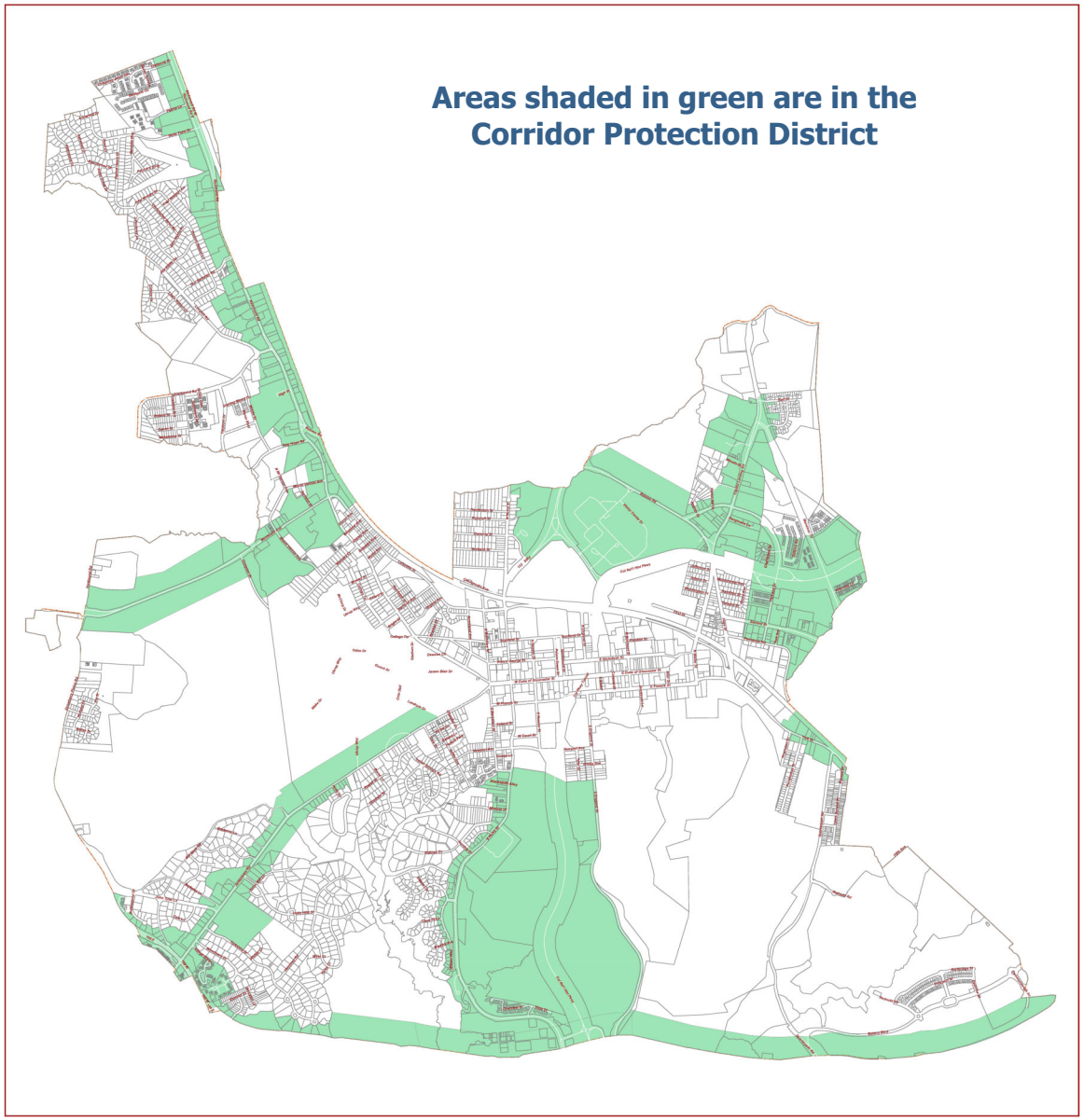
Chapter 10 - Corridor Protection District - Residential - FINAL

Designs for residential buildings in the Corridor Protection District should improve these major entrance corridors' aesthetic and visual character to the city and the Colonial Williamsburg Historic Area. New or replacement materials must be of high quality and present a good appearance. The standards in this section refer to new residential development, additions, and major renovations in the Corridor Protection District.

AESTHETIC CHARACTER - (CP-RESIDENTIAL)

The purpose of these guidelines is to develop an overarching aesthetic quality of design for residential buildings in the commercial corridors. A consistent high-quality of design and building maintenance will improve the image of the corridors and contribute to a pleasing appearance along the major entryways in our community. Construction should respect the overall streetscape and preserve and enhance the natural features present on the project site.

- These guidelines describe a range of prescriptive architectural practices that can be employed in numerous ways but still assure that any new construction, addition, or alteration of existing buildings is done in such a way as to complement and contribute to the existing scale and character in these corridors.
- The architecture for new buildings and additions should not replicate or imitate historic buildings but be compatible with Williamsburg's design traditions, forms, and materials.
- Traditional architectural styles associated with Williamsburg provide flexibility of design and innovative possibilities for responding to the existing pattern of development for the residential sections of the corridors, thus fitting into and building up patterns along the corridors. This includes Georgian, Queen Anne, and colonial revival styles, bungalows, and four-square forms.
- Adaptations of these architectural styles ensure long-term compatibility within the city and enhance opportunities for the adaptive use of buildings.
- Exceptional contemporary architectural designs should address the unique site requirements and relate successfully to nearby styles and architecture. Sensitively designed modern architecture contributes vitality and cultural continuity to these corridors.
- Sustainable design and the creative use of sustainable materials will be reviewed on a case-by-case basis depending on the design of the building.


Areas shaded in green are in the
Corridor Protection District

EXISTING RESIDENTIAL BUILDINGS - (CP-RESIDENTIAL)

Maintaining the high-quality appearance of residential buildings, architectural features, and details is important for preserving the aesthetics of the Corridor Protection District.

- Existing materials may be replaced in kind without approval from the Board.
- Any material change requires approval from the Architectural Review Board.
- Replacement of existing materials with brick, wood, stucco, cementitious siding and engineered wood products may be acceptable with approval from the Board.
- Replacement materials such as vinyl, aluminum, metal siding, synthetic stucco, tile-faced or ceramic-faced masonry units, varnished, epoxy-finished, or other shiny materials are not permitted.
- Wood and cementitious siding should be horizontal with a six to eight-inch exposure.
- Wood and high-quality solid synthetic trim resembling wood such as cellular PVC and cementitious trim are permitted with the Board's approval. Samples of the proposed synthetic trim must be provided for review with the application.
- Storm windows should be full view and constructed of wood or aluminum.
- For buildings with synthetic materials such as aluminum and vinyl or material no longer available such as asbestos and Masonite, replacement with another siding may be acceptable if approved by the Architectural Review Board.
- For Solar Facilities guidelines, see page 6 of this chapter.

NEW RESIDENTIAL BUILDINGS AND ADDITIONS - (CP-RESIDENTIAL)

New designs should contribute to a sense of visual coherence in the corridors. For example, in a neighborhood of two-story, vertically oriented houses (Colonial Revival, Victorian, etc.), an infill project with a one-story, horizontally oriented design such as a Ranch house may not be appropriate. The architect for infill construction should examine and evaluate the structural and natural forms that will affect the project and should creatively design a compatible solution that respects the scale and palette of neighboring architectural features.

Modern tract house designs for single-family dwellings, townhomes, and condominiums are not acceptable in the Corridor Protection District. Buildings should be designed for the specific site using building materials and construction techniques found in the city, rather than the design language of modern developer-built spec houses. A wide range of materials is used in the construction of building walls in the Corridors:

- Acceptable materials for new residential buildings and additions are brick, wood, stucco, cementitious siding, and engineered wood products.
- The use of materials such as vinyl, aluminum, metal siding, synthetic stucco, tile-faced or ceramic-faced masonry units, varnished, epoxy finished, or other shiny materials are not permitted for new construction.
- Wood and cementitious siding should be horizontal with a six to eight-inch exposure.
- Cedar shingles may be used on select elements of a building, such as dormers or attic-level gable ends,

depending on the proposed style of the building. In general, shingles may be combined with wood siding when the material change occurs horizontally, typically at a floor line or gable end. Shingles may be square cut or scalloped with a maximum of ten-inch exposure.

- Cladding material needs to reflect the style and design of the building.
- Any wall should be built of not more than two materials, and those materials should change along a horizontal line such as a floor line or gable end. The heavier material such as brick should always be below the lighter material such as wood or cementitious siding.
- Side and rear elevations should relate to the design elements and materials of the front elevation.
- Small additions may be constructed with the same type of siding, provided it matches the existing siding material in color, size, and thickness.
- Buildings with siding require foundation walls and piers of finished brick. Walls should be no less than 24 inches above grade but should not exceed 36 inches unless grade changes dictate more. Basements should meet this requirement unless grade changes dictate more.
- Building siting should be consistent with the street elevation, site topography, and adjacent buildings. Unusual site conditions may warrant exceptions which may be approved on a case-by-case basis.
- Wood and high-quality solid synthetic trim resembling wood such as cellular PVC and cementitious boards are permitted. Samples of synthetic trim must be provided for review with the application.
- All wood siding, wood shingles, and wood trim shall be sealed with paint or an opaque stain.
- Mortar used for brick should be buff or gray. White mortar is not recommended.

DOORS - (CP-RESIDENTIAL)

- Entrance doors should be wood or fiberglass with panels or some variation thereof. Windows, sidelights, and transoms in entrance doors are permitted, provided that they are proportioned and appropriate to the specific style of the building.
- If entrance doors with windows have mullions/muntins, they must be on the exterior.
- Flush doors with applied trim are not permitted.
- Garage doors, utility doors, and service doors should be painted wood, aluminum, steel, or fiberglass and correspond with the style of the building.
- Storm doors should be made of painted wood or anodized aluminum and have a full-view window. Storm doors should relate to the architectural character of the entrance.
- Screen doors should be made of wood or aluminum with full view, shuttered, or appropriate for the specific style of the building.

PORCHES, DECKS, TERRACES, STOOPS, AND RAILS - (CP-RESIDENTIAL)

- Porches with a narrow frontage should be no less than six feet deep, while porches with a wide frontage should be at least eight feet deep.
- Porches, decks, terraces, and stoops should be

constructed of wood, solid synthetic materials that resemble wood or brick. A sample of the proposed synthetic material must be submitted with the application.

- Materials for railings may be wood, wrought iron, steel, and aluminum and should be designed to complement the architectural design of the building. A solid synthetic material may be acceptable if a sample is submitted with the application for the Board to review and determine if the material mimics an approved material.
- Modern deck designs are not appropriate for the front or sides of a building.
- Face nailed balusters to a bottom and top rail are not acceptable.
- Decks should be located in the rear and must be painted or stained to match the main building.
- When decks exceed thirty-six inches above grade, the supports must be designed proportionally.
- Hollow vinyl materials and rails are not acceptable.
- Screened porches should be located on the side or rear of the building.
- Columns are preferred to be Tuscan or Doric orders, although other types exist within the area. When used, columns should have correct proportions and profiles as described in The American Vignola and other traditional pattern books.
- All square posts should be no less than 5x5 inches.
- Wood columns and posts should be sealed with paint or opaque stain.
- Stoops at secondary entrances should be made of wood, brick, or concrete. If made of concrete, the sidewalls and stair risers should be faced with brick.

WINDOWS AND SHUTTERS - (CP-RESIDENTIAL)

- Wood, vinyl-clad wood, pre-finished aluminum-clad wood, and cellular PVC windows are permitted. Other types may be submitted for approval on a case-by-case basis.
- High-quality synthetic windows may be approved on a case-by-case basis. Applicants must provide the AAMA/WDMA/CAS101/I.S.2/A440-11 certification reference, manufacturer's warranty (minimum 15 years), local examples of existing installation with a duration of at least five years, and how long the manufacturer has been in business (recommended length of business is at least as long as the warranty period).
- Windows should be rectangular, single, double, or triple hung or operable casement type. Semi-circular, circular, or hexagonal windows are permitted but with a minimal application. Windows on the ground floor should be the same proportion but slightly larger than the windows on the upper floors. Window openings on the upper floors should be centered directly over openings on the first floor whenever possible. Openings in gable ends should be centered. Window openings should be at least two feet from building corners. Total glazed on the street frontage should not exceed 30 percent of the total surface.
- True divided lights or simulated true divided lights are permitted; however, mullions/muntins, if used, must be on the exterior of the window. If mullions/muntins are used, care should be taken to ensure a consistent pane size between windows.
- Wood, solid PVC, and solid composite shutters are permitted. Shutters must contain appropriate hardware to appear operable.

ROOFS - (CP-RESIDENTIAL)

- Wood shingles, slate, synthetic slate, architectural grade fiberglass shingles, cementitious shingles, and standing seam metal roofs are permitted. High-quality synthetic slate roofs must meet the following minimum standards: Impact UL 2218-Class 4, Accelerated Weathering ASTM 4798–little or no color changes, and Freeze-thaw ICC-ES Acceptance Criteria ACO7 Section 4.9–no crazing, cracking, or other adverse surface changes, which must be provided with the application.
- Metal roofs may be appropriate for porch roofs or other ancillary elements. Metal should be copper or Galvalume type. Other colors may be acceptable on a case-by-case basis.
- Non-glossy colored anodized metal roofs should be gray, black, brown, dark green, or other earth tones. Flashing may be copper, vinyl, or anodized aluminum.
- Copper roofs, gutters, and flashing should not be painted or sealed but should age naturally.
- The types of wood-framed roofs typically fall into categories of symmetrical gables, gambrels, or hip roofs. Gables are the most prevalent. On one-story houses, primary roofs should have slopes no less than 7:12. Secondary roofs may have slopes less than 7:12 depending on the material used (i.e., metal roofs over porches can be less than 7:12). On residential structures, flat roofs should be used only on porches directly accessible from outdoors. These must-have appropriate parapets or railings.
- Roofs on two-story houses may be as low as 4:12 and no steeper than 12:12.
- Gable roof ends should have a minimum overhang of 12 inches.
- Single plane pitch roofs, i.e., shed roofs for houses, shall not be used on the main house but can be used on wings.
- Roofs over a secondary entrance should be shed roofs supported by brackets.
- Roof penetrations should be on the rear slope of roofs and painted to match the color of the roof. Skylights or solar panels should be mounted on the rear slope of the roof, colored to match the roof, and not visible from the street.
- Dormers should have gabled, hipped, or shed roofs.
- Gutters and downspouts should be made of copper or anodized aluminum and maybe half-round or ogee. Where gutters are not used, it is recommended that brick or gravel be placed at the drip line.

SOLAR FACILITIES - (CP-RESIDENTIAL)

- Only facilities located on the roof are allowed.
- Facilities shall not be visible from the Colonial Williamsburg Historic Area (CW).
- The use of solar roof tiles, laminates, glazing, and other technologies that require removing or altering significant architectural features should be avoided.
- Solar panels should not project greater than 12 inches above the existing roof surface and should not be visible above the roof-line of a primary façade.
- Solar panels and their support structures should be compatible with the existing roof color.
- To the greatest extent possible, avoid placing solar panels

on street-facing walls or roofs, including those facing side streets. Installations below and behind parapet walls and dormers or on rear-facing roofs are encouraged.
- Solar panels should not require alterations to character-defining features, such as altering existing roof lines or dormers. Avoid installations that obstruct views of significant architectural features, such as overlaying windows or decorative detailing.

CHIMNEYS - (CP-RESIDENTIAL)

- Chimneys can be used but are not required. They should be constructed of brick (unpainted) or, if constructed with the same material as the siding of the building, painted to match the building.
- Chimneys should be capped to conceal spark arresters.
- Primary chimneys should be rectilinear in design and are preferred to have a corbelled termination in keeping with existing types.

OUTBUILDINGS - (CP-RESIDENTIAL)

- Outbuildings must meet the same criteria (i.e., walls, openings, roof, etc.) as noted above for the main building.
- Metal outbuildings are not permitted.

FENCES - (CP-RESIDENTIAL)

- Wood, aluminum, and wrought iron fences in keeping with a residential scale are permitted. See Section 21-611 of the Zoning Ordinance for the allowed height of fences in a front, side, and rear yard.
- Solid synthetic materials may be considered on a case-by-case basis. A sample of the synthetic material must be submitted with the application for review by the board.
- Salt-treated wooden fences must be painted or stained.
- Chain-link, wire, plastic, and vinyl fences are not permitted.
- The finished side must face the street and/or adjoining properties.
- Fences should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites.
- Fences that disrupt the harmony of the streetscape by breaking up established architectural rhythms are discouraged.

SITE ELEMENTS, SITING, AND LANDSCAPE FEATURES - (CP-RESIDENTIAL)

- Site elements should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites.
- Mechanical equipment and trash facilities should be located in a side or rear yard and screened with a fence which must be stained or painted to match the building.
- Landscape features above grade, but less than three feet in height may be constructed of timber, brick, or stone.
- Retaining walls (three feet or greater) in front yards shall be constructed of brick. Retaining walls not located in a front yard and visible from the street may be constructed of brick, stone, block, or smooth finished concrete. If rails are required, they should be constructed of wrought iron

or aluminum and colored to blend in with the building.
- Single-family residential site furnishings do not require approval from the Board.

SMALL CELL WIRELESS FACILITIES - (CP-RESIDENTIAL)

- Facilities may be located where they are not visible from a public right-of-way if appearance and screening requirements are designed as outlined in the Design Review Guidelines. Co-location on utility poles on private property may be permitted if appearance and screening requirements are designed as outlined in the Design Review Guidelines.
- Facilities shall be painted the same color as the building for facilities affixed to the exterior of a building. All surfaces must contain a matte finish. Co-location on utility poles on private property must be painted to match the utility pole color. No shiny or reflective surfaces shall be allowed.
- Screening may be required for facilities. If required, screening shall match the existing building material. If there is no existing building, the facility must be screened with a wooden privacy fence not to exceed six feet in height. Salt-treated wooden fences must be painted or stained with the finished side of the fence facing the street and/or adjacent properties.

BRICK AND PAINT COLORS - (CP-RESIDENTIAL)

- Buildings shall be stained or sealed with a natural earth tone or painted using colors from the approved colors from Benjamin Moore Williamsburg color palette as outlined on Pages 9 and 10.
- Siding and trim on a building is limited to three colors from the approved color palette as outlined on pages 9 and 10. The number of colors may be increased on a case-by-case basis, with specific color samples from the approved colors palette being submitted with the application.
- Wood fences and decks must be painted or stained. Split rail fences may be left natural.
- Existing commercial buildings may duplicate or match existing color schemes without approval from the Architectural Review Board.
- Painting natural brick surfaces or naturally finished wood surfaces requires approval by the Architectural Review Board.

ACCEPTABLE COLORS FOR SIDING, DOORS, SHUTTERS, TRIM, AND WINDOWS - (CP-RESIDENTIAL)

Buildings shall be stained or sealed with a natural earth tone or painted using select colors from the following Benjamin Moore Williamsburg color palette. These colors are approved for use on the entire structure.

White and Tan Color Range

Harwood Putty CW-5
Capitol White CW-10
Parish White CW-15
Geddy White CW-20
Williamsburg Stone CW-25
Market Square Shell CW-30
Palace Tan CW-35
Lime White CW-95
Prentis Cream CW-100
Bracken Cream CW-105
Cornice Tan CW-115
Bracken Biscuit CW-120
Brush Beige CW-125
Coffeehouse Tan CW-130
Timson Sand CW-140
Brick House Tan CW-145
Randolph Bisque CW-185
Raleigh Tan CW-190
Chowning's Tan CW-195
Byrd Beige CW- 365
Wythe Tan CW-415
Bruton White CW-710

Brown and Black Color Range

Raleigh Sorrell CW-135
Dixon Brown CW-160
Coffeehouse Chocolate CW-165
Tarpley Brown CW-170
Reid Brown CW-260
Charlton Brown CW-265
Lampblack CW-695

Gray Color Range

Tavern Gray CW-40
York Gray CW-45
Tyler Gray CW-50
Finnie Gray CW-55
Cole Stone CW-60
Randolph Stone CW-75
Carter Gray CW-80
Tavern Charcoal CW-90
Palace Pearl CW-650
Slate CW-700
Tucker Gray CW-705
Bone Black CW-715

Green Color Range

Timson Green CW-470
Bassett Hall Green CW-480
Levingston Green CW-490
Waller Green CW-510

Red Color Range

Carriage Red CW-250
Palace Arms Red CW-255
Nicholson Red CW-270

Blue Color Range

Wetherburn's Blue CW-580
Apollo Blue CW-645
Chiswell Blue CW-660

Yellow and Gold Color Range

Ludwell White CW-275
Sweeney Yellow CW-370
Tavern Ochre CW-375
Massicot CW-380
Coffeehouse Ochre CW-385
Bryan Ochre CW-390
Governor's Gold CW-395
Chamber Yellow CW-410
Wythe Gold CW-420
Scrivener Gold CW-430
Everard Gold CW-435

ACCEPTABLE DOOR, SHUTTER, TRIM, AND WINDOW COLORS - (CP-RESIDENTIAL)

These colors are acceptable for limited use and are not allowed for the body or siding of a structure.

White and Tan Color Range

Calcite CW-110
Franklin White CW-200
Galt Peach CW-210

Brown and Black Color Range

Everard Coffee CW-150
Revolutionary Storm CW-155
Tucker Chocolate CW-175
Bucktrout Brown CW-180
Walnut CW-240
Mopboard Black CW-680
Bone Black CW-715

Gray Color Range

Gunsmith Gray CW-65
Pelham Gray CW-70
Randolph Gray CW-85
Powell Smokehouse CW-360
Pearl CW-640
Powell Gray CW-665
Ambler Slate CW-685
Bracken Slate CW-690
Geddy Gray CW-720

Green Color Range

Gloucester Green CW-440
Burwell Green CW-445
Greenhow Moss CW-450
Palmer Green CW-475
Burgess Green CW-485
Russell Green CW-495
Nicholson Green CW-500
Windsor Green CW-505
Sea Green CW-515
Palace Green CW-520
Raleigh Green CW-525
Colonial Verdigris CW-530
Buffet Green CW-535
Goodwin Green CW-555

Red Color Range

St. George Red CW-245
Cornwallis Red CW-315
Dragons Blood CW-320
Cochineal Red CW-330
King's Red CW-335
Greenhow Vermillion CW-340

Blue Color Range

Everard Blue CW-575
Bracken Blue CW-600
Randolph Blue CW-615
Finley Blue CW-620
Prussian Blue CW-625
Washington Blue CW-630
Brush Blue CW-675

Yellow and Gold Color Range

Moir Gold CW-280
Gamboge CW-285
English Ochre CW-290
Damask Yellow CW-400
Damask Gold CW-400

APPROVAL OF NEW MATERIALS

The Architectural Review Board will continue to review new materials regularly and may approve them for use on a case-by-case basis. New materials may be presented to the Board during any regular meeting and should include a sample of the material and the manufacturer's specifications for the material. If the Board feels that the Design Review Guidelines should be amended to include the new material, the Board may initiate an amendment to the Guidelines in accord with Article IX, Architectural Review, Sec. 21-853(h), of the Zoning Ordinance.